



Harcourt Street, Newark

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# Harcourt Street, Newark

Asking Price: £290,000

- STUNNING PERIOD HOME
- POPULAR CENTRAL LOCATION
- TWO LARGE RECEPTION ROOMS
- BEAUTIFUL & WELL-APPOINTED GARDEN
- PRISTINE PRESENTATION THROUGHOUT
- THREE DOUBLE BEDROOMS
- FABULOUS BREAKFAST KITCHEN
- FIRST FLOOR SHOWER ROOM & EN-SUITE
- PRIVATE ENTRANCE & CELLAR ROOM
- A MUST VIEW! Tenure: Freehold EPC 'D'

A REAL HEAD TURNER...! STYLISH CONTEMPORARY LIVING AT ITS FINEST...!!

This charming, eye-catching and deceptively SPACIOUS bay-fronted period home is SPRINKLED WITH A TOUCH OF CLASS THROUGHOUT. Boasting An inviting, generous and quality internal design. The property is conveniently situated on a highly regarded residential street, within comfortable walking distance into Newark Town Centre. Surrounded by heaps of excellent local amenities, including a DIRECT LINK TO LONDON'S KINGS CROSS STATION. Via Newark North Gate train station. Prepare to marvel at the exquisite design, combined with attractive retained character features. The well-appointed internal layout is greeted by a unique PRIVATE ENTRANCE PASSAGE. Ensuring maximum privacy. With scope to be utilised for a variety of unique purposes. A lovely entrance hall, sizeable bay-fronted lounge with a gorgeous marble fireplace, separate dining room. OPEN-PLAN to a SUPERB MODERN KITCHEN. Hosting a range of integrated appliances. Leading down to a lovely breakfast room. Overlooking the beautifully private garden. The first floor hosts THREE DOUBLE BEDROOMS. The master bedroom promotes a spacious FOUR-PIECE en-suite bathroom and a separate, equally sleek shower room. Externally, you're bound to enjoy strolling down the lovely, secluded and beautifully established rear garden, with a peaceful private seating area. Further benefits of this spectacular residence includes uPVC double glazing throughout and gas central heating, via a modern-day combination boiler. Your search for a home to be proud of, ends... RIGHT HERE!



**PRIVATE ENTRANCE PASSAGE:** 33'1 x 3'8 (10.08m x 1.12m)  
Accessed via a secure external door. Providing complimentary exposed tiled flooring. A further secure external door leads directly into the rear garden. Access into the Inner entrance hall.

**INNER ENTRANCE HALL:** 9'9 x 5'5 (2.97m x 1.65m)  
A delightfully welcoming reception hall. Providing complimentary light LVT flooring. Carpeted stairs rise to the first floor, with an open spindle balustrade. Ceiling light fitting, double panel radiator. Access down to the cellar, into the dining room and into the large bay-fronted lounge.

**BAY-FRONTED LOUNGE:** 13'1 x 12'9 (3.99m x 3.89m)  
A GENEROUS RECEPTION ROOM. Enjoying a lovely high ceiling, carpeted flooring. Walk-in bay-window with uPVC double glazed windows to the front elevation. Stunning exposed marble fireplace with an inset surround. Double panel radiator and ceiling light fitting.

**DINING ROOM:** 12'10 x 12'8 (3.91m x 3.86m)  
A LOVELY AND VERY SPACIOUS RECEPTION ROOM. With complimentary light LVT flooring. Sufficient dining space. Exposed decorational fireplace with marble mantle. Extensive fitted base and wall units with clear glass display cabinets, with glass shelving. Providing sufficient additional storage. Ceiling light fitting and graphite grey cast iron radiator. uPVC double glazed window to the rear elevation. Open-access into the superb modern kitchen.

**CONTEMPORARY KITCHEN:** 10'9 x 7'10 (3.28m x 2.39m)  
Hosting the WOW-FACTOR! With continuation of the light LVT flooring. Enjoying extensive fitted wall and base units with flat edge work surfaces over and white tiled splash backs. Inset 1.5 bowl stainless steel sink with drainer and mixer tap. Integrated dishwasher. Integrated medium height 'COOKE & LEWIS' electric oven. Separate 'BEKO' four-ring induction hob with extractor above. Integrated waste bins. Access to the concealed 'Worcester' boiler. Two uPVC double glazed windows to the side elevation. Open-access through to the breakfast room.

**BREAKFAST ROOM:** 7'10 x 7'9 (2.39m x 2.36m)  
With continuation of the light LVT flooring. Integrated fridge freezer. Fitted breakfast bar with integrated under counter washing machine and tumble dryer. Stylish vertical radiator. Ceiling light fitting. uPVC double glazed window to the rear elevation. uPVC side external door gives access into the garden.

**FIRST FLOOR LANDING:** 7'3 x 5'5 (2.21m x 1.65m)  
A well-appointed space. Providing carpeted flooring, an open-spindle balustrade, ceiling light fitting and loft hatch access point. Providing extensive roof space, with scope for an attic conversion. Subject to relevant regulations. Access into the shower room and all three DOUBLE bedrooms.

**MASTER BEDROOM:** 16'9 x 12'10 (5.11m x 3.91m)  
A WONDERFUL AND VERY GENEROUS DOUBLE BEDROOM. Providing complimentary light LVT flooring, ceiling light fitting, double panel radiator. Two fitted low-level storage cupboard with complimentary shelving above. uPVC double glazed window to the rear elevation. Access into the en-suite bathroom. Max measurements provided.





**EN-SUITE BATHROOM:**

9'8 x 7'10 (2.95m x 2.39m)

Attractive and of contemporary design, in-keeping with the era of the property. Providing wood effect vinyl flooring. A panelled bath with chrome taps. Double fitted shower cubicle with electric shower facility. Low-level W.C and a pedestal wash hand basin with chrome taps. Ceiling light fitting, double panel radiator and obscure uPVC double glazed window to the rear elevation.

**BEDROOM TWO:**

13'1 x 8'10 (3.99m x 2.69m)

A LOVELY DOUBLE BEDROOM. Providing carpeted flooring, a double panel radiator and uPVC double glazed window to the front elevation.

**BEDROOM THREE:**

13'1 x 7'9 (3.99m x 2.36m)

A FURTHER DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting and uPVC double glazed window to the front elevation.

**FIRST FLOOR SHOWER ROOM:**

7'6 x 4'9 (2.29m x 1.45m)

Of STYLISH MODERN DESIGN. Providing tile effect flooring. A large walk-in shower with mains shower facility and attractive mermaid boarding. Low-level W.C with integrated flush and inset ceramic wash hand basin with chrome mixer tap, marble effect splash back and under counter vanity storage unit. Chrome heated towel rail, recessed ceiling spotlights and extractor fan. Max measurements provided.

**CELLAR ROOM:**

13'2 x 13'1 (4.01m x 3.99m)

Providing a vast degree of storage space, with excellent potential, if required. With power and lighting. Access to the electricity meter and electrical RCD consumer unit.

**EXTERNALLY:**

The front aspect enjoys a low-maintenance frontage, set back from the road. There is a small paved pathway, leading to the private passage door, with a shingled front garden, with established shrubs and a low-level walled front boundary. The wonderfully private and well-appointed rear garden is an excellent size. Predominantly laid to lawn, with a vast array of established planted borders, with high-level hedged side boundaries. There is provision for a garden shed. A lovely secluded paved seating area with external light. The garden is FULLY ENCLOSED. With NO SHARED ACCESS across the properties boundary.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern "Worcester" combination boiler and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 1,520 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Freehold. Sold with vacant possession.**

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'E' (54)**

**Local Information & Amenities:**

This property is conveniently located in a highly sought after residential location. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

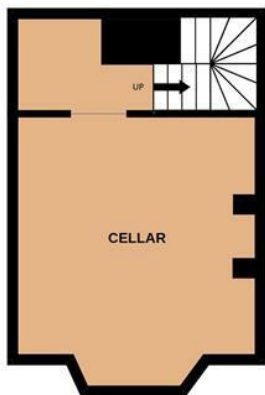
**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





CELLAR



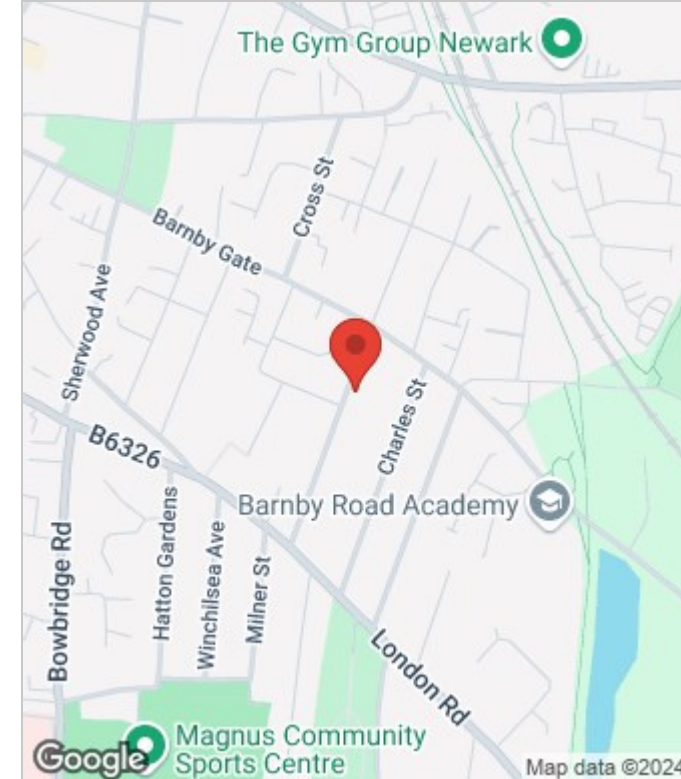
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	